

PLANNING COMMISSION

Regular Meeting---September 23, 1975

PRELIMINARY SUBDIVISIONS

C8-75-25 WALNUT CREEK SUBDIVISION
Duval Road and Chay Boulevard

The staff reported that this preliminary plan consists of 45.7 acres with 137 lots, the average lot size being 70' x 130'.

The Plat Review Committee met on July 23, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend modification as indicated on overlay sketch to prevent the collector street from traversing the steeper grades at each end and provide better intersections of Scribe Street at Duval Road and Chay Boulevard and provide access to adjoining tract.
2. Additional R.O.W. required on Duval Road. A minimum of 70' is required and 200' will be required if Parmer Lane relocation is approved coincidental with Duval Road. Sufficient area should be left in the lots abutting Duval Road to accommodate this when final determination is made.
3. Consideration should be given to a layout which would place the existing wastewater line in a street as was considered when the line was installed.
4. The dedication and installation of Chay Boulevard out to 1325 will be required along with the final plat of the southern end of the subdivision for access and circulation.
5. All lots required to have an adequate building site exclusive of drainage easements and building setback lines.
6. Sidewalks required on the south side of Duval Road and on one side of Scribe Street and Chay Boulevard which is required to be specified on the final plat.
7. Waterway development permit required prior to final approval.
8. Show 100 year flood plain on preliminary plan and recommend such flood plain be designated as greenbelt.
9. Centerline curve along Chay Boulevard and Scribe Street required to be 300' and 200' on the residential streets with 50' for right angle turns.
10. Recommend no filling or encroachment into the two draws on either side of Peddle Path. Should be part of greenbelt.
11. City water and wastewater service is available but limited and is not presently adequate to serve the 148 acre development covered by schematic plan.
12. Variance required on the length of blocks A and D. Recommend to grant because of topography.
13. Variance required on length of Peddle Path. Recommend to grant because of topography, if Item #3 is not required.

C8-75-25 Walnut Creek Subdivision---continued

14. Change the name of Gate Way, Stoney Court and Peddle Path.
15. Schematic plan on balance of tract requires further study and consideration.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WALNUT CREEK SUBDIVISION, subject to departmental requirements, DELETING Item No. 3, GRANTING the variances in Items No. 12 and 13 and in Item No. 8 that such flood plain be designated as an environmental easement instead of a greenbelt.

AYE: Messrs. Hetherly, Everett, Ramsey, Guerrero and Rindy

ABSTAIN: Mr. Jagger

ABSENT: Mr. Bobbitt. Mmes. Mather and Lewis-McGowan

C8-75-28 DECKER HILLS ESTATES

Decker Lake Road and Conestoga Trace

The staff reported that this preliminary plan be postponed pending receipt of a favorable report from the Health Department for septic tank use following review of percolation and core tests. The Commission then

VOTED: To POSTPONE the preliminary plan of DECKER HILLS ESTATES for one (1) month, Friday, October 31, 1975, pending receipt of a favorable report from the Health Department for septic tank use following review of percolation and core tests and to give the Planning Commission members time to study possible ordinance change or policy on urban requirements which will be presented to them October 14, 1975.

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

PRELIMINARY/FINAL COMBINATIONS

C8-75-26 TARRY TRAIL

Exposition Boulevard and Tarry Trail

The staff reported that this preliminary plan consists of 3.407 acres with 6 lots, the average lot size being 85' x 150'.

The Plat Review Committee met on August 6, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

C8-75-26 Tarry Trail---continued

1. Recommend a variance be granted on the centering of the pavement and placement of islands within the R.O.W. on Tarry Trail, subject to approval of construction plans by Urban Transportation, Engineering and Public Works Department.
2. Minimum paving width required on Tarry Trail is 30' with 16' on either side of the islands.
3. Recommend a variance be granted from the 200' centerline requirement on Tarry Trail to permit saving of trees.
4. No sidewalks required because sidewalks exist on the east side of Exposition Boulevard.
5. Drainage easements should be reviewed with the Engineer.
6. Drainage and utility easements as required.
7. Additional R.O.W. (35' from centerline) required for Exposition Boulevard.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of TARRY TRAIL, subject to departmental requirements, REQUIRING the minimum paving width on Tarry Trail to be 25' with 12½' on either side of the islands; and

VOTED: To POSTPONE final action until the full Planning Commission which will be October 14, 1975.

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

C8-75-27 FORESTLINE

Riverside Farms Road and Forestline Circle

The staff reported that this preliminary plan consists of 2.851 acres with 13 lots, the average lot size being 65' x 110'.

The Plat Review Committee met on August 20, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show survey tie across Riverside Farms Road.
2. Fiscal arrangements required along with the final plat for sidewalks along Riverside Drive and Riverside Farms Road.
3. Recommend a restriction be required on final plat prohibiting access to Riverside Drive.
4. Easements as required.
5. Show survey tie across Riverside Drive to The Crossing subdivision. R.O.W. should be 120 feet instead of 80 feet as shown.

C8-75-27 Forestline---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of FORESTLINE, subject to departmental requirements as listed; and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan of FORESTLINE, subject to compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements and easements.

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

PRELIMINARY SUBDIVISION

C8-70-22 Southcrest Park #3
F.M. 812 and Clinger Road

The staff reported that this subdivision has been before the Commission in the past and is now back by the Owner's request for a six month extension. The staff has recommended that this request be postponed pending report from the Health Department on septic tank use. The Commission then

VOTED: To POSTPONE the six month extension until further notice from the Health Department.

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guererro, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) final subdivisions have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-73-50 Las Cimas, Section Two

Brook Valley Drive

C8-75-17 South Highlands

Pleasant Valley Road and Palo Blanco Lane

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

C8-75-23 Austin Woods
 Mesa Drive

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger
 and Rindy
ABSENT: Mmes. Mather and Lewis-McGowan

The staff reported that the following final subdivision is appearing before the Commission for the first time and it is being recommended by the staff to be accepted for filing and disapproved pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and easements required. The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following final
 subdivision pending fiscal arrangements, compliance with
 departmental requirements and easements.

C8-75-24 Colony Park Hills 1-B
 Colony Loop Drive and Valleyfield Drive

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger
 and Rindy
ABSENT: Mmes. Mather and Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following eight (8) short form subdivisions are appearing before the Commission for the first time and it is recommended that they be accepted for filing and disapproved pending compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form
 subdivisions pending compliance with departmental requirements
 as on file with the City of Austin Planning Department.

C8s-75-157 4th Resub., Block A, Windsor Park Commercial Area
 Cameron Road

C8s-75-158 Hemphill Park
 Hemphill Park and Guadalupe Street

C8s-75-160 Mecey Subdivision
 Valley View Road

C8s-75-161 DeMary Subdivision
 Cannonleague Drive and Berkley Avenue

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

- C8s-75-163 Airport-King Subdivision
Airport Boulevard and M.L. King Boulevard
- C8s-75-164 Resub. Lots 29 & 30, Block E, Horseshoe Bend,
Section Two
Barton Hills Drive and Bend Cove
- C8s-75-165 Trinity Subdivision Revised
M.L. King Boulevard and Tillery Street
- C8s-75-166 Point Vista, Section 7
Aberdeen Way and East Rundberg Lane

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy
 ABSENT: Mmes. Mather and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements and to GRANT a variance on the lot width of Lots 3 and 4.

- C8s-75-152 Balcones Commercial Park
U.S. 183

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy
 ABSENT: Mmes. Mather and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, easements, show 100 year flood plain data, current tax certificates and to GRANT a variance on the signature of the adjoining owner.

- C8s-75-153 Smith-Palmer & Bertelson Subdivision
U.S. 183 and F.M. 620

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy
 ABSENT: Mmes. Mather and Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, easements, current tax certificates and to GRANT a variance on the signature of the adjoining owner.

C8s-75-154 Cameron Road Research Addition
Cameron Road and U.S. 183

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy
ABSENT: Mmes. Mather and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, and that the land use must be consistent with the master plan.

C8s-75-155 MacMor Acres, Resub. Lot 2, Block A
Kramer Lane

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy
ABSENT: Mmes. Mather and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, easements and to GRANT a variance on the signature of the adjoining owner.

C8s-75-156 Twin Oaks, Section Three
E. Oltorf Street and S. Congress Avenue

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy
ABSENT: Mmes. Mather and Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To POSTPONE the following short form subdivision pending a letter of variance.

C8s-75-159 Rosen Subdivision
Valley View Road

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and to GRANT the variances on the signature of the adjoining owner and to exclude the balance of the tract.

C8s-75-162 Lawrence E. Warren Addition
Spicewood Springs Road

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and to GRANT a variance on the signature of the adjoining owner.

C8s-75-167 The Harold M. Grist Subdivision
Pedernales Street and E. 4th Street

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To APPROVE the following short form subdivision and to GRANT a variance on the signature of the adjoining owner.

C8s-74-61 Thomison Subdivision
Gregg Lane

AYE: Messrs. Hetherly, Everett, Bobbitt, Ramsey, Guerrero, Jagger and Rindy

ABSENT: Mmes. Mather and Lewis-McGowan

The meeting of the Commission was called to order at 3:00 p.m. in the City Hall Annex, 3rd floor Conference Room.

PRESENT

C. W. Hetherly, Chairman
O. P. Bobbitt*
Rizer Everett
George Ramsey, III
Miguel Guerrero
Sid Jagger
Dean Rindy

ALSO PRESENT

Walter Foxworth, Subdivision Planner III
Don Bird, Assistant City Attorney
Lois Kluck, Clerk III

ABSENT

Linda Lewis-McGowan
Jean Mather

*Arrived at 3:30 p.m.



Richard Lillie
Executive Secretary